

436,268 SF  
Available for Lease



Constellation Trade Center  
490 Bill Burnett Drive, El Paso, TX 79928



(click or scan  
for website)

Available for Occupancy



green ⚡ ready

50K - 436K  
SF available

32' - 36'  
clear height

<1 mile  
to I-10

~5 Miles  
to Zaragoza  
Port of Entry

Building 1.....	<b>LEASED</b>
Building 2.....	218,134 SF
Building 3.....	218,134 SF

**Total** **436,268 SF**

- Master planned business park in El Paso's highly desired East submarket.
- Excellent access to I-10 (<1 mile), Zaragoza Port of Entry (5 miles) and El Paso International Airport (11 miles).
- State-of-the-art design including high clear heights (32'-36' min), multiple points of ingress/egress with full circulation, significant auto/trailer parking, ESFR sprinkler systems and LED lighting.
- Access and circulation designed for secured truck courts to allow for participation in the CTPAT program.
- "Green ready" design, including conduit for EV charging and roof spec sufficient for solar, to accommodate tenant-specific ESG needs.



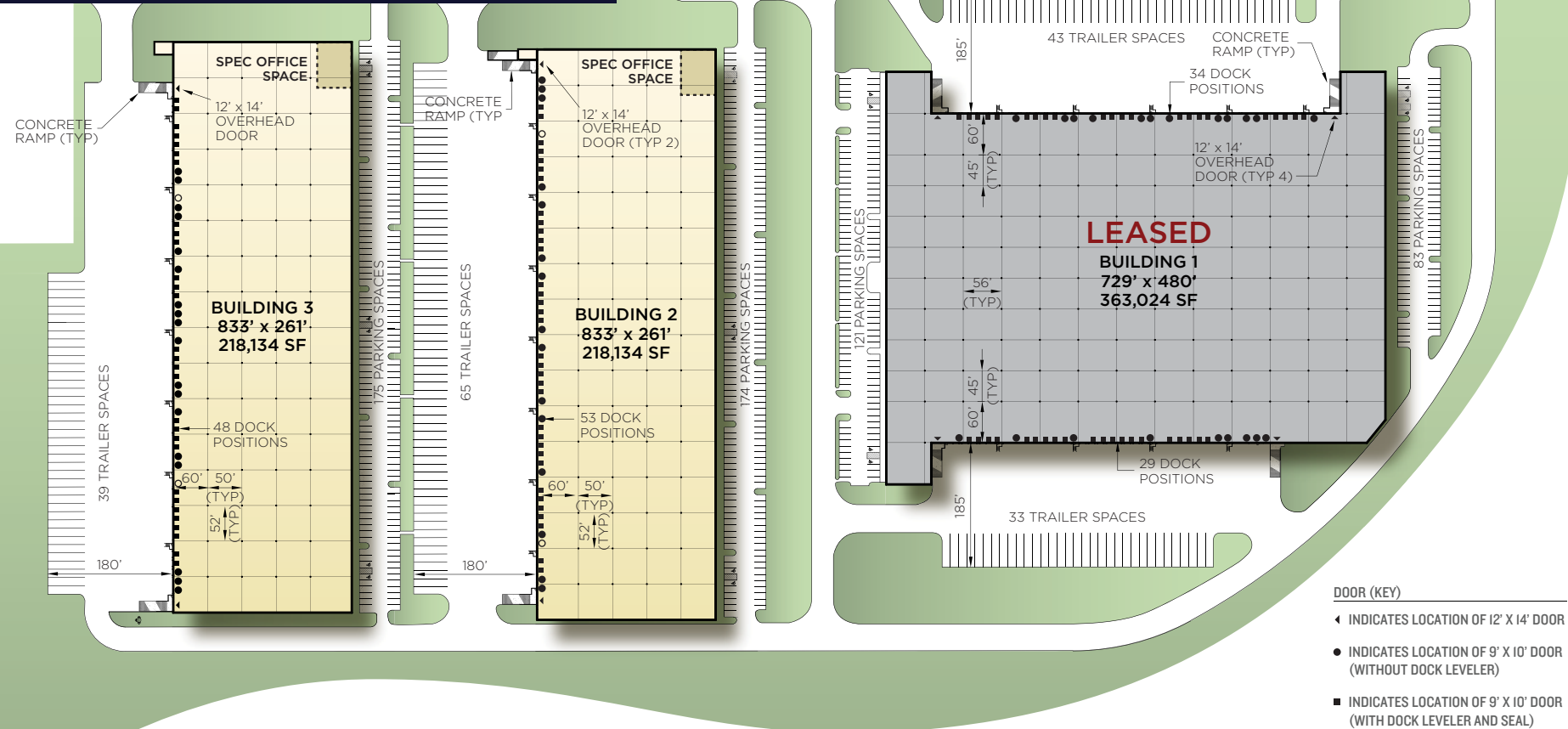
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### BUILDING 3

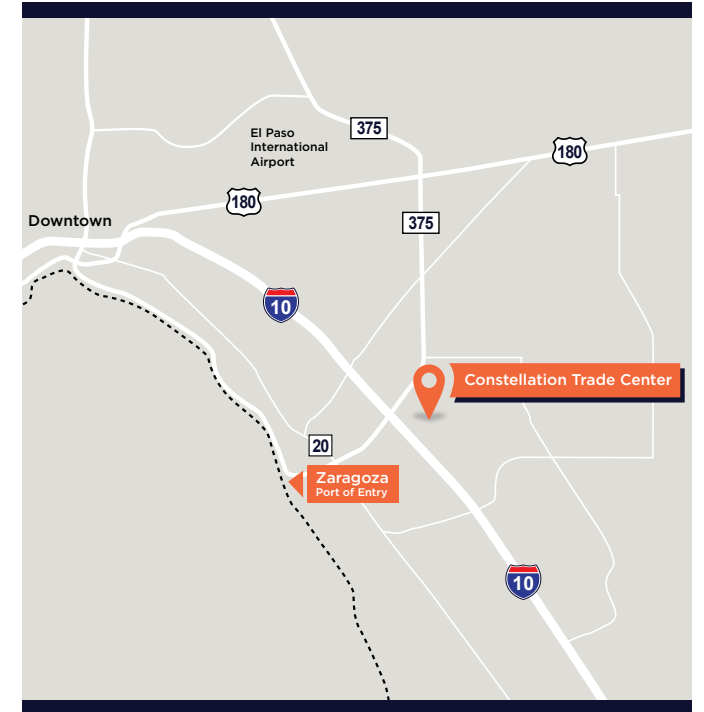
- 218,134 SF
- Spec Office Space: 4,019 SF
- 32' minimum clear height
- 180' truck court
- 39 trailer spaces
- 175 parking spaces

### BUILDING 2

- 218,134 SF
- Spec Office Space: 4,019 SF
- 32' minimum clear height
- 180' truck court
- 65 trailer spaces
- 174 parking spaces

#### DOOR (KEY)

- ◀ INDICATES LOCATION OF 12' X 14' DOOR
- INDICATES LOCATION OF 9' X 10' DOOR (WITHOUT DOCK LEVELER)
- INDICATES LOCATION OF 9' X 10' DOOR (WITH DOCK LEVELER AND SEAL)



**Bill Caparis**  
Executive Vice President  
915.313.8804 | Direct  
915.549.5365 | Mobile  
[bill.caparis@cbre.com](mailto:bill.caparis@cbre.com)

**Christian Perez Giese**  
Senior Vice President - Director  
915.313.8801 | Direct  
915.241.9162 | Mobile  
[christian.perezgiese@cbre.com](mailto:christian.perezgiese@cbre.com)



**J.W. Fields**  
Partner  
281.698.5911 | Direct  
512.784.9770 | Mobile  
[jwf@constellationrep.com](mailto:jwf@constellationrep.com)

**Robert Veal**  
Development Associate  
281.698.5912 | Direct  
615.495.9442 | Mobile  
[robertv@constellationrep.com](mailto:robertv@constellationrep.com)



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